



## 89 Acres – Bountiful Burdekin Property

With plentiful water and fertile soils this 89 acre property would be suitable for a multitude of uses. 60km from Townsville, 33km from Ayr and only 11km to Giru this Horseshoe Lagoon property is close to the conveniences of both city and towns. It has provided a good income from the mango orchard, lime orchard and small crop farming for a family for over 40 years however the time has come to put their feet up.

Irrigation:

- The property has a generous Sunwater channel water allocation of 220mgs with an electric lift pump is used to pump from the channel.

Inaround pipes supply water to the orchards & cultivation

1 6 89.00 ac

Price	SOLD
Property Type	Residential
Property ID	1143
Land Area	89.00 ac

### Agent Details

Leonie Wheeler - 0428 199 930

### Office Details

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ing, and pipes supply water to the orchards & cultivation area.



Machinery: Included in the sale are

- International 575 Tractor with front forks
- Fiat 750 Tractor with spray rig,
- Mitsubitshi 1.5 tonne Forklift
- 3000 litre Silvan spray outfit with pump
- Self-propelled picking machine
- 10ft Howard Slasher
- 2 small Oxy Units

Mango packing & grading machine

Shed: The hub of activity is the fully lockable, 80ft x 60ft steel frame shed with concrete floor. It also has a toilet with septic tank, power and lights.

Cultivation: The owners have spelled the 40 acres over the six years. Previously it has successfully grown zucchini and eggplant. It would make a perfect area for growing cash crops such as lucerne and other crops. The front boundary faces the Bruce Highway (Highway No1) so the potential is great for on-farm sales.

Orchards:

1. Approx 2,750 Kensington Pride mango trees & approx 500 x R2E2 mango trees all under trickle irrigation. In 2022 the orchards produced 118 tonne of juicing mangoes.

Infrastructure, machinery, water licence, orchard and cultivation opportunities – all for \$699,000. There's value here. This is a great opportunity to either expand on what you already have or start with a quality fertile block and great water access for irrigation. There's the "gold"!

Contact Alan Cornick 0428 792 888 or Leonie Wheeler 0428 199 930 for enquiries.

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